

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **MALAYAN BANKING BERHAD (196001000142/3813-K)/MAYBANK ISLAMIC BERHAD (200701029411/787435-M)**, the **ASSIGNEE/BANK by the ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S)**, it is hereby proclaimed that the said **ASSIGNEE/BANK** with the assistance of the **UNDERMENTIONED AUCTIONEER(S)**

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Monday, 10th August 2026, Time : 3.30 p.m.
at **WWW.NGCHANMAU.COM**

Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time

Prospective bidders are advised to: (i) inspect the subject properties and check on the issuance of separate individual Titles/Strata Titles (ii) obtain a copy of the Proclamation Of Sale together with the Conditions of Sale and seek independent legal advice (iii) conduct official Parent Master Titles/Individual Titles search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras or Malay only and with the relevant authorities on the terms of consent to the sale prior to the auction sale.

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.



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Commercial Properties (LOT 1 - LOT 9)

LOT 1
JALAN BEMBAN

Reserve Price **RM 638,000**

Service Apartment Unit
560 sq. ft. / 52.03 sq. mtr.
Unit No. D-30-03, Tower D, Residensi Xtreme Meridian, Astoria Ampang, Jalan Bemban, 55000 Kuala Lumpur.

Assignor/Customer : Suresh A/L Murugan
Solicitor : M/S TK Ooi & Nadira
(Tel : 03-2031 9988)
Bank Ref : 160606/NIL/RO2

COMMERCIAL
KUALA LUMPUR

*ISLAMIC

LOT 2
JALAN KERINCHI KIRI 2

Reserve Price **RM 765,000**

Service Apartment Unit
807 sq. ft. / 74.97 sq. mtr.
Unit No. A-31-6, Block A, Residensi Era Novum, No. 12A, Jalan Kerinchi Kiri 2, 59200 Kuala Lumpur.

Assignors : Noraishah Binti Musa & Muhammad Iskandar Bin Ab Rakib
Customer : Noraishah Binti Musa
Solicitor : M/S TK Ooi & Nadira
(Tel : 03-2031 9988)
Bank Ref : 081340/NIL/RO2

COMMERCIAL
KUALA LUMPUR

*ISLAMIC

LOT 3
KLANG

Reserve Price **RM 170,000**

Retail Shop Lot
160 sq. ft. / 14.86 sq. mtr.
Unit No. B-2-111, 2nd Floor, Block B, GM Klang Wholesale City, Jalan Kasuarina 1, Bandar Botanik, 41200 Klang, Selangor.

Assignor/Borrower : Ng Teong Kooi
Solicitor : M/S Hisham, Chong & Co.
(Tel : 03-2161 5733)
Bank Ref : 610346/NIL/RO2

COMMERCIAL
SELANGOR

LOT 4
KLANG

Reserve Price **RM 170,000**

Retail Shop Lot
160 sq. ft. / 14.86 sq. mtr.
Unit No. B-2-144, 2nd Floor, Block B, GM Klang Wholesale City, Jalan Kasuarina 1, Bandar Botanik, 41200 Klang, Selangor.

Assignor/Borrower : Ng Teong Kooi
Solicitor : M/S Hisham, Chong & Co.
(Tel : 03-2161 5733)
Bank Ref : 609730/NIL/RO2

COMMERCIAL
SELANGOR

LOT 5
JENJAROM

Reserve Price **RM 216,000**

2-bedroom Service Apartment Unit
1,044 sq. ft. / 96.99 sq. mtr.
Unit No. J-22-05, Block J, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor.

Assignor/Borrower : Wong Jeng Yi
Solicitor : M/S Tawfeek Badjenid & Partners
(Tel : 03-7960 0582)
Bank Ref : 031354/NIL/RO2

COMMERCIAL
SELANGOR

LOT 6
SERI KEMBANGAN

Reserve Price **RM 256,000**

Office Unit
850 sq. ft. / 78.97 sq. mtr.
Unit No. D-2-07, Block D, One South Street Mall, Jalan OS, Taman Serdang Perdana, Seksyen 6, 43300 Seri Kembangan, Selangor.

Assignors/Borrowers : Teh Kok Wah & Chan Wai See
Solicitor : M/S Markiman & Associates
(Tel : 03-3377 1176)
Bank Ref : 229655/NIL/RO2

COMMERCIAL
SELANGOR

LOT 7
SERI KEMBANGAN

Reserve Price **RM 272,000**

SOHO Unit
761 sq. ft. / 70.70 sq. mtr.
Unit No. B-24-10, Block B, 3 Elements, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor/Customer : Kong Siew Mii
Solicitor : M/S Jal & Lim
(Tel : 03-7620 1218)
Bank Ref : 312797/NIL/RO2

COMMERCIAL
SELANGOR

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LOT 8
SERI KEMBANGAN

Reserve Price **RM 280,000**

2-bedroom Service Apartment Unit
1,000 sq. ft. / 92.90 sq. mtr.
Unit No. B-21-07, Block B, The Heritage Residences, Jalan Dagang SB, 43300 Seri Kembangan, Selangor.

Assignor/Borrower : Kok Kim Hoo
Solicitor : M/S Hisham, Chong & Co.
(Tel : 03-2161 5733)
Bank Ref : 004593/NIL/RO2

COMMERCIAL
SELANGOR

LOT 9
BATU CAVES

Reserve Price **RM 200,000**

1 Bedroom Serviced Apartment
549 sq. ft. / 51.00 sq. mtr.
Unit No. 2-35-18, Tower 2, Bayu Residensi @ Seri Temenggung, Jalan Temenggung, 68100 Batu Caves, Selangor.

Assignor/Customer : Sharan A/L Rajeendran
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : 616413/ILR-NEW IL/RO2

COMMERCIAL
SELANGOR

*ISLAMIC

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Residential Properties (LOT 10 - LOT 26)

LOT 10 TAMAN OUG PARKLANE Reserve Price **RM 230,000**



Service Apartment
958 sq. ft. / 89.00 sq. mtr.
Unit No. C1-17-8, Block C1, Parklane OUG Service Apartment, No. 1, Jalan 1/152, Taman OUG Parklane, 58200 Kuala Lumpur.

Assignor/Customer : Tham Ken Chee
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : 047330/ILR-NEW IL/RO2

RESIDENTIAL KUALA LUMPUR *ISLAMIC

LOT 11 JALAN KOLAM AIR PANAS Reserve Price **RM 240,000**



Apartment
904 sq. ft. / 83.98 sq. mtr.
Unit No. A-21-09, Residensi Max Kolam Air, No. 61, Jalan Kolam Air 6, Kasipillay, 51200 Kuala Lumpur.

Assignor/Borrower : Lim Kar Wing
Solicitor : M/S Azlan M K Thas & Co
(Tel : 03-33415322)
Bank Ref : 066419/NIL/RO2

RESIDENTIAL KUALA LUMPUR

LOT 12 PUTRAJAYA Reserve Price **RM 425,000**



Condominium Unit
992 sq. ft. / 92.16 sq. mtr.
Unit No. S-15-09, Residensi Setia Seraya, No. 3, Jalan P15H, Presint 15, 62050 Putrajaya, Wilayah Persekutuan Putrajaya.

Assignor/Customer : Anuradha A/P Marathai
Solicitor : M/S Jal & Lim
(Tel : 03-7620 1218)
Bank Ref : 166906 / NIL / RO2

RESIDENTIAL PUTRAJAYA *ISLAMIC

LOT 13 BATU CAVES Reserve Price **RM 180,000**



3-bedroom Apartment
829 sq. ft. / 77.02 sq. mtr.
No.12A-3B, Block A, Jalan OS 1/2, One Selayang, 68100 Batu Caves, Selangor.

Assignor/Customer :
Tengku Indera Fikri Bin Tengku Azman
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : 023654/NIL/RO2

RESIDENTIAL SELANGOR *ISLAMIC

LOT 14 KAJANG Reserve Price **RM 224,000**



3-bedroom Apartment Unit
990 sq. ft. / 91.97 sq. mtr.
Unit No. P10-B-10-01, Block B, Sri Dahlia Apartment, Jalan Sepakat Indah 2/2, Taman Sepakat Indah 2, Sungai Chua, 43000 Kajang, Selangor.

Assignor/Borrower : Mohd Ridwan Bin Bidin
Solicitor : M/S Hisham, Chong & Co.
(Tel : 03-2161 5733)
Bank Ref : 001468/NIL/RO2

RESIDENTIAL SELANGOR

LOT 15 KAJANG Reserve Price **RM 320,000**

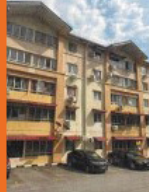


Apartment Unit With 3 Accessory Parcels
1,259 sq. ft. / 116.96 sq. mtr.
No. A-02-09, Jalan Bukit Ria, Tiara Parkhomes, 43000 Kajang, Selangor.

Assignors/Customers :
Ahmad Fakhrollah Bin Annuar &
Nabeela Saeedah Binti Shofwan Badrie
Solicitor : M/S Azam Lim & Pang
(Tel : 03-22605388)
Bank Ref : 038215/NIL/RO2

RESIDENTIAL SELANGOR *ISLAMIC

LOT 16 PETALING JAYA Reserve Price **RM 152,000**



3-bedroom Low Medium-cost Walk-up Apartment Unit
753 sq. ft. / 69.96 sq. mtr.
Unit No. A-401, Block A, Apartment Indah, No. 2, Jalan PJU 10/1C, PJU 10, Damansara Damai, 47830 Petaling Jaya, Selangor.

Assignor/Borrower : Zakaria Bin Ibrahim
Solicitor : M/S Azlan M K Thas & Co
(Tel : 03-33415322)
Bank Ref : 334983/NIL/RO2

RESIDENTIAL SELANGOR

LOT 17 RAWANG Reserve Price **RM 104,000**



Low Medium Cost Apartment
729 sq. ft. / 67.73 sq. mtr.
Unit No. L1-2-17, Pangsapuri Lilywood Court, Pinggiran Lembah Hijau 6, Bandar Tasik Puteri, 48020 Rawang, Selangor .

Assignor/Borrower :
Zainul Abidin Sani Bin Ahmad
Solicitor : M/S Wong & Partners
(Tel : 03-2298 7888)
Bank Ref : 009621/NIL/RO2

RESIDENTIAL SELANGOR

LOT 18 SEMENYIH Reserve Price **RM 184,000**



3 Bedroom Apartment
919 sq. ft. / 85.38 sq. mtr.
Unit No. 12-12, The Residence 1, Jalan Tiara South 6, Tiara South, 43500 Semenyih, Selangor.

Assignor/Customer : Wong Woon Wei
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : 129995/NIL/RO2

RESIDENTIAL SELANGOR *ISLAMIC

LOT 19 SHAH ALAM Reserve Price **RM 200,000**



Apartment Unit
836 sq. ft. / 77.67 sq. mtr.
No. AC4/21-B, Block B, Tingkat 4, Jalan Plumbum AC 7/AC, Pusat Komersial, Seksyen 7, 40000 Shah Alam, Selangor.

Assignor/Customer : Mohd Safirun Bin Ali
Solicitor : M/S TK Ooi & Nadira
(Tel : 03-2031 9988)
Bank Ref : 005207/NIL/RO2

RESIDENTIAL SELANGOR *ISLAMIC

LOT 20 ISKANDAR PUTERI Reserve Price **RM 280,000**



1-bedroom Serviced Apartment Unit
520 sq. ft. / 48.31 sq. mtr.
Unit No. C-23-11, Almas Puteri Harbour (Almas Suites), Persiaran Laksamana, Puteri Harbour, 79250 Iskandar Puteri, Johor.

Assignor/Customer :
Dinesh Raj A/L Nadarajah
Solicitor : M/S Tawfeek Badjenid & Partners
(Tel : 07-221 3445)
Bank Ref : 019507/NIL/RO2

RESIDENTIAL JOHOR *ISLAMIC

LOT 21 KEPALA BATAS Reserve Price **RM 90,000**



3-bedroom Walk-up Flat
646 sq. ft. / 60.02 sq. mtr.
Unit No. A-4-28, Rumah Pangsa Oren Serdang, Jalan Seri Serdang 6, 13200 Kepala Batas, Pulau Pinang.

Assignor/Customer : Ruwaidi Bin Omar
Solicitor : M/S Mohd Anuar & Co.
(Tel : 04-441 1471)
Bank Ref : 944539/REG PKT/RO2

RESIDENTIAL PENANG *ISLAMIC

LOT 22 LUMUT Reserve Price **RM 112,000**



Service Apartment Unit
807 sq. ft. / 74.97 sq. mtr.
Unit No. 3-13A, Laguna 2, Marina Island (Apartment), 32200 Lumut, Perak.

Assignors : Abd Karim Bin Ali & Mohamad Raziqhin Fatta Bin Mohamad Kamal
Customer : Abd Karim Bin Ali
Solicitor : M/S Tawfeek Badjenid & Partners
(Tel : 05-242 1544)
Bank Ref : 035622/REG PK/RO2

RESIDENTIAL PERAK *ISLAMIC

LOT 23 KOTA KINABALU Reserve Price **RM 256,000**



2 Bedroom Condominium
880 sq. ft. / 81.75 sq. mtr.
Unit No. A-19-06, Type A, 19th Floor, 1Borneo Tower A, Jalan Sulaman, Kuala Menggatal, 88400 Kota Kinabalu, Sabah.

Assignor/Customer : Loh Chung Hwa
Solicitor : M/S Chin Lau Wong & Foo
(Tel : 088-238 111)
Bank Ref : 203979/NIL/RO2

RESIDENTIAL SABAH *ISLAMIC

LOT 24 PUTATAN Reserve Price **RM 145,000**



3 Rooms Walk-up Apartment
749 sq. ft. / 69.58 sq. mtr.
Unit No. A02, Ground Floor, Block MC, Taman Ketiau Phase II, Kg. Tembovo, 89500 Putatan, Sabah.

Assignor/Borrower : Amshari Mohd Yunin
Solicitor : M/S Chin Lau Wong & Foo
(Tel : 088-238 111)
Bank Ref : 158957/REG SBH/RO2

RESIDENTIAL SABAH

LOT 25 PAPAR Reserve Price **RM 176,000**



3 Bedroom Condominium
926 sq. ft. / 86.03 sq. mtr.
Lot No. D11-5, 11th Floor, Block D, Type E, Puncak Gloxinia, 89600 Papar, Sabah.

Assignors/Customers :
Awang Affzainizam Bin Awang Aris & Salinah Binti Masrin
Solicitor : M/S Chin Lau Wong & Foo
(Tel : 088-238 111)
Bank Ref : 235703/REG SBH/RO2

RESIDENTIAL SABAH *ISLAMIC

LOT 26 KOTA KINABALU Reserve Price **RM 450,000**



3 Bedroom Condominium
905 sq. ft. / 84.08 sq. mtr.
C-27-02, Level 27, Block C, Kingfisher Inanam Condominium Phase 2, 88450 Kota Kinabalu, Sabah.

Assignors/Customers :
Fredeca Lawrence Labin & Alvin Adrian Kevin
Solicitor : M/S Chin Lau Wong & Foo
(Tel : 088-238 111)
Bank Ref : 440596/REG SBH/RO2

RESIDENTIAL SABAH *ISLAMIC

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RESERVED PRICE : The subject properties will be **sold on an “as is where is” basis**, to the respective reserve price and to the Conditions of Sale. The Assignee/Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund, quit rent and assessment) which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount as follows :-

- **50% of the reserve price for Commercial property.**
- **100% of the reserve price for Residential property.**

Note: the conditions is subject to change from time to time as advice by the Bank. (Applicable for Maybank Islamic Berhad only)

The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges, sinking fund, quit rent and assessment by way of original receipt(s) and/or copy of the original receipt(s) duly certified by issuer of the said receipt(s) and itemized billing of the respective charges to the Assignee / Bank within ninety (90) days from the date of the auction sale. All outstanding charges incurred after the date of successful auction shall be borne by the Successful Purchaser. For the avoidance of doubt, in the event such receipt(s) and itemized billing are not submitted, any subsequent claims made there under will not be entertained by the Assignee / Bank. All intending bidders are required to deposit with the Auctioneer the sum equivalent to **10%** of the fixed reserve price for the property by **bank draft** in favour of **MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD** or via **RENTAS** or **online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. The balance of the purchase price is to be settled within **90 days**. For further particulars, please contact the respective **Solicitor(s)** or the respective **Auctioneer(s)**. The images here are for illustration purpose only. The measurement listed are shown in approximate figure only.

*Publication as dated 31st July 2026.



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Licensed Auctioneers :

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

NCM CoTM

NG CHAN MAU & CO. SDN. BHD. [200601018098 (737850-T)]

Kuala Lumpur

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AUCTION DEPOSIT**

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